

MINUTES
Housing Authority of the Town of Darien
February 28, 2012 – 7:30 p.m.

A regular meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Tuesday, February 28, 2012 in Room B-1 of the Darien Town Hall, 2 Renshaw Road, Darien, CT.

Present were: Commissioners Cynthia Ashburne, Joe Warren, Kass Bruno and Jan Pierret; Absent: Jan Raymond; Co-Developer John McClutchy.

Minutes from the Meeting of January 24, 2012 were approved without objection.

The Paid Bills Reports for Old Town Hall Houses for January 2012 and February 2012 (through 2/23/12) were accepted as submitted on a motion by Joe Warren. The Paid Bills Reports for Allen-O'Neill Homes for January 2012 and February 2012 (through 2/23/12) were accepted as submitted on a motion by Joe Warren.

Executive Director's Report: Cynthia Ashburne gave the Executive Director's report in Kathryn Molgano's absence.

Fiscal Year 2010/2011 Audit: Auditor Pat Buel has completed the annual audit of the Darien Housing Authority. There were no findings for the year ended June 30, 2011. Kathryn Molgano will forward the report to all commissioners when they are received.

Tenant Commissioner Election: The League of Women Voters sent a mailing to all Housing Authority residents on February 6th to inform them of the self-nomination process and the election process. The due date for nominations was February 24th, and one candidate nominated himself for Tenant Commissioner. Even though there is only one candidate, there will still be an election which will take place in April.

Continued Occupancy: 2012 Applications for Continued Occupancy for Old Town Hall Houses are nearly completed with information received from 29 out of 30 residents.

Old Town Hall Houses: Reports have come into the office that the aides have been littering in the parking lot on a daily basis and using the laundry facilities for their own personal laundry. A notice will be mailed to residents reminding them that their aides must wear the I.D. tags that have been provided to each resident. The I.D. tags indicate the resident that the aide is working for. New tags will be supplied if needed. Residents will also be asked to update the office with the name of the agency that is providing their aides.

Allen-O'Neill Relocation: To date the office has placed 18 out of the 21 households in Phase I. Realtor, Frank Santorella has done an excellent job in assisting the staff in finding relocation housing.

Redevelopment Update: John McClutchy reported that everything is on schedule that was discussed at last month's meeting. Work is continuing towards closing for the financing, with the attorneys working on the final checklist of items. Relocation continues to move forward and is going very well. The curtain drain is under construction. Most of the trees scheduled to come down in order to install the curtain drain have been removed. Construction will continue to completion. Applications for building permits have been submitted, and there have been two meetings with Jeremy Ginsberg to make sure that the project is on track with the Town's specifications. All is on track. The bidding process for sub-contractors will be completed within the next few weeks.

Allen-O'Neill Association: Gail DeFreitas inquired why the election for tenant commissioner would not be held until the later part of April. Cynthia Ashburne indicated that DHA will speak to the League of Women Voters and get back to her with the reasons for scheduling the election in April. There was discussion about the elevations for the 3 bedroom units, and Jan Pierret recommended that a storage area for bicycles and outdoor toys be provided behind the garbage area. John McClutchy commented that toys and such will have to be brought in at night, but indicated that storage for bicycles would be considered. Cynthia Ashburne asked if the AONA had been meeting, to which Gail DeFreitas replied that they have been having monthly meetings. Cynthia Ashburne commented that in the past, the AONA would notify the Tenant Commissioner and pointed out that Kass Bruno continues to serve as Tenant Commissioner until she is replaced. Cynthia Ashburne had asked if they have been inviting Commissioners or having Commissioners attend any of these meetings. Gail DeFreitas responded that they had put out flyers. Cynthia Ashburne commented that Commissioners would not receive a flyer.

Senior Resident Association: No report.

Old Business: Joe Warren reported that DHA is still looking into repaving the parking lot at Old Town Hall Houses, and in conjunction with this researched a funding program offered through CHFA/DECD, “State Housing Rehabilitation and Preservation Housing”. In reviewing the eligibility criteria for this funding program, Joe determined that the rating system favors facilities having problems with high vacancies due to the fact that they have units that can’t be occupied without rehabilitation. These circumstances do not apply to Old Town Hall Houses where we have no vacancies.

The meeting was adjourned at 8:30 p.m. on a motion by Joe Warren.

Respectfully submitted,

Cynthia Ashburne
Chairman